

Seabrook Properties, LLC

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March 26, 2021

Gayle Cook
City Manager
1700 1st Street
Seabrook, Texas 77586

Ref: Request for Credits toward Water/Sewer Impact Fees

Dear Mrs. Gayle Cook,

Originally the Elam Road design was 28,563 SF and submitted on April 29, 2020 for review and approval by the City. After review by the City on 5-14-20, an additional 13,685 SF was required to the TXDOT ROW. Drawings were revised accordingly to the City comments and were finally approved on 11-20-20.

Therefore, WMF Investments / Bill Friedrichs Jr. are requesting credits toward the water and sewer impact fees from the newly constructed Elam road water, and sanitary sewer systems.

Benefactors

- We believe that the property owners along east side of Larabee will benefit from the new 6" concrete road and site utilities for future developments.
- The tenants in the apartments living on the West side will also benefit for the new Elam road accessibility.
- The 8" new water line did replace the existing 2" water line that serves the (3) properties located at 2800 Pate Street and 2702 and 2731 Larabee.
- (5) Fire Hydrants were installed along the East side of Elam for fire protection for the future development and the apartments (Shor @ Clearlake) located at 3010 NASA Parkway primary the apartments that face Elam Street on the West side.
- The 8" sanitary sewer line was installed on the East side of the new concrete road to serve the new potential future developments.
- Future development of two tracts along Elam will benefit from the newly installed site utilities and new 6" concrete road. Water and sanitary tie-ins are available for each tract of land. The one-acre tract of land owned by

Cayne LaBure is being designed for a 20,000 SF building because of the newly installed site utilities.

- Attached are the necessary back up that supports the costs of the new 8" water and 8" sanitary sewer.
 - a) Ellis Surveying check # 1205 and invoice 2021-12910 - Staked sanitary and water line @ Elam road- \$ 4,405.00
 - b) Shell Mark Engineering check # 10358 and invoice 9992 - Engineering services for 8" water line extension - \$ 2500.00
 - c) Shell Mark Engineering check # 10476 and invoice 10038 - Engineering services for 8" sanitary sewer extension - \$ 5000.00 (Please note that \$ 3850.00 has been paid and \$ 1150.00 remains to be invoiced and paid).
 - d) 10.A.11 Continuation Sheet water and sanitary SOV- Items 8-11- \$ 161,612.82
 - e) Copy of STC Scope of Work - \$ 94,440.82 (sanitary sewer & \$ 66,372.00 (8" water)
 - f) Copy of STC pricing proposal dated 11-5-20.
 - g) STC check # 1161458861 and pay application 20379 - \$ 138,651.97 (Please note \$ 124,786.77 was paid and remaining 10 % is retainage which will be due upon final completion.)
 - h) STC check # 1161460479 and pay application 20379 -2 - \$ 172,915.87 (Please note that the \$ 22,960.85 was sanitary labor).
 - i) Bandy & Associates check # 10443 and invoice # 220150-1-3 - \$ 2727.59
 - j) The total water and sanitary sewer credit costs summary are:
 - a. \$ 4405.00
 - b. \$ 2500.00
 - c. \$ 5000.00
 - g. \$138,651.97
 - h. \$ 22,960.85
 - i. \$ 2727.59
 - Total summary of items above is \$ 176,245.41.

WMF Investments /Bill Friedrichs Jr. are requesting the following waivers from the City of Seabrook from the credits from water and sewer costs Elam Road.

1. Waiver of the sewer and water impact fees for a 2" irrigation meter (\$ 10,738.96) to be installed on the new 8" water line to serve Chesapeake Bay Phase 2 that currently serves the new Seaside Development project.
2. Waiver of the sewer and water impact fees for a 2" irrigation meter (\$ 10,738.96) to be installed on the existing 12" water along Repsdorph to separately meter the irrigation water for Chesapeake Bay Phase 1.

3. Wavier of the water impact fees for a 3" domestic water meter from existing 8" water line located along the east property line previously installed in Phase 1. (\$ 19,077.92)
4. Any additional water and sanitary impact fees on future projects within the City of Seabrook.

Respectfully,

A handwritten signature in black ink, appearing to read "Wm Friedrichs Jr.", written in a cursive style.

William M. Friedrichs Jr.
Seabrook Properties 2 LLC.
Owner
C (713) 825-4459